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West Culburra Concept Proposal (App. No. SSD 3846) – Public Submission

When making this submission I declare I have not made a reportable political donation in the previous 2 years.

I strongly **oppose** the West Culburra Concept Proposal (App. No. SSD 3846) for the following reasons:

The development history of Culburra has long been problematic. This is because it hasn't been community driven. It has been steered by the Halloran's deep financial involvement with the town and a few major stakeholders. This proposal is rigid and old-fashioned in nature, attempting primarily to honour the dreams of men who have passed. It continues after so many years to be a hugely divisive cloud hanging over the town.

I object to any form of development where financial incentives are offered in exchange for community compliance. The developer has stated that 1/4 of the trust money will be spent on community projects IF the development goes ahead. This equates more to graft and corruption than philanthropy.

There is very little wrong with Culburra. It is a highly functional town offering a great lifestyle for people of all ages only 20 minutes from a regional centre. Its greatest assets are its natural features and its small town vibe. The drive in through native bush is integral to the relaxed holiday feel. The opportunity for a new "Gateway" is ridiculous. I've never heard either a local or a tourist suggest we need a new gateway. Yes the shopping strip looks a bit tired but creative community projects would be the sensible solution here, not a financially driven proposal that divides a community.

The notion that Culburra will die if it doesn't accommodate progress in the form of development is a falsity and is the reason for the proposal on offer being so uninspired. The antiquated notion that progress equals more choice in entertainment venues is base and distracts from the very real areas where progress is long overdue. As a mark of respect to the traditional custodians, the shortage of suitable housing for the Jerrinja community should be addressed as a priority. A groundbreaking indigenous housing project, for example, connected to local apprenticeship and intern schemes, enabling more Jerrinja people to return to country, would attempt to solve real problems and thereby necessitate innovative thinking and targeted solutions. It would enhance the existing character of the town rather than change it. We don't need progress for progress sake. We need real solutions to real problems.

No development should go ahead if the community cannot be assured that there will be no risk of damage to any site or object of significance to the Jerrinja people. At its supporters meeting the developer conceded that there was plenty of scope for more consultation with the local Aboriginal Community. This consultation should have been completed and the community should have been advised of the outcomes.

The developer's claim that construction will create local jobs for local trades people cannot be trusted. How many jobs? All secured by local trades people? How do they intend to ensure that? Despite being an area of high unemployment the Nowra bridge construction is already employing people from as far away as the NSW north coast. This is putting a strain on rental accommodation which in turn is helping to back the developers calls for more housing. It should be noted that the developers legal representation is not local but Sydney based.

Government should be careful not to undermine the future value of small towns noting the recent Covid-19 pandemic. The "new normal" provides ample justification that bigger is not necessarily better. The right to choose to live in a town the size and character of Culburra should outweigh the right to buy into a town and then attempt to "upgrade" it.

I choose not to live in a big city or regional centre. I choose to live a more grounded life with less choice and less stress. I live on Curley's Bay and the new development will mean I look over the bay at new housing and facilities rather than the serene bush outlook that I came to Culburra to enjoy. I am concerned that the noise from the new sporting fields, restaurants and industrial complex will travel directly across the bay. Has there been a noise assessment done for the people who live directly across the Bay?

I am also concerned that the local community have been led to believe this is just a much smaller version of previous proposals. It appears to have taken fears for the safety of Lake Wollumboola into account. The broader community seem to be unaware that this is just the first stage and that plans to build near the lake rest upon the approval of this first stage.

It needs to be noted that the attendance at the development supporters meeting was largely made up of people falling into the seniors demographic. Government needs to ensure that the concept is sitting comfortably with the broader younger demographic as they will be the ones who have to live with it.

Yours sincerely,

A large black rectangular box redacting the signature of Patricia McCallum.

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